

164.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

903,100 / 903,100

USE VALUE:

903,100 / 903,100

ASSESSED:

903,100 / 903,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
19-21		HARVARD ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CLARK PATRICIA	
Owner 2:		
Owner 3:		

Street 1:	28 HARVARD ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	CAVANAGH MARGARET K -
Owner 2:	-

Street 1:	21 HARVARD ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1909, having primarily Aluminum Exterior and 3324 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7200		Sq. Ft.	Site		0	70.	0.88	8									445,198						445,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7200.000	457,900		445,200	903,100		108528
							GIS Ref
							GIS Ref
							Insp Date
							07/27/18

Total Card	0.165	457,900		445,200	903,100	Entered Lot Size
Total Parcel	0.165	457,900		445,200	903,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	271.69	/Parcel: 271.6	Land Unit Type:

Parcel ID 164.0-0002-0006.0

!12698!

PRINT

Date

Time

12/11/20

02:45:41

LAST REV

Date

Time

08/15/18

08:47:50

mmcmakin

12698

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAVANAGH MARGAR	48536-549		11/22/2006	Family	326,250	No	No		
	7992-217		1/1/1901	Family		No	No	N	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
1/18/2018	59	Redo Kit	18,500	C						7/27/2018	MEAS&NOTICE	HS	Hanne S
3/25/2013	415	Redo Bat	5,800	C						2/25/2009	Measured	189	PATRIOT
4/13/1995	184	Manual	2,500					ROOF		11/3/2000	Hearing Chag	201	PATRIOT
										2/2/2000	Inspected	276	PATRIOT
										12/16/1999	Mailer Sent		
										12/7/1999	Measured	263	PATRIOT
										2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 14 - Multi-TnHs	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Average															
(Liv) Units: 2	Total: 2	A Bath: 1	Rating: Fair															
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:															
Frame: 1 - Wood		A 3QBth:	Rating:															
Prime Wall: 3 - Aluminum		1/2 Bath:	Rating:															
Sec Wall:		A HBth:	Rating:															
Roof Struct: 1 - Gable		OthrFix:	Rating:															
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																
Color: GRAY		Kits: 2	Rating: Average															
View / Desir:		A Kits:	Rating:															
GENERAL INFORMATION		Fpl:	Rating:															
Grade: C - Average		WSFlue:	Rating:															
Year Blt: 1909		CONDOS INFORMATION																
Eff Yr Blt:		Location:																
Alt LUC:		Total Units:																
Jurisdct:		Floor:																
Const Mod:		% Own:																
Lump Sum Adj:		Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %															
Prim Int Wall: 2 - Plaster		Functional:	%															
Sec Int Wall:		Economic:	%															
Partition: T - Typical		Special:	%															
Prim Floors: 3 - Hardwood		Override:	%															
Sec Floors:		Total:	31 %															
CALC SUMMARY				COMPARABLE SALES														
Bsmt Flr: 12 - Concrete		Basic \$ / SQ: 140.00																
Subfloor:		Size Adj.: 0.92131782																
Bsmt Gar:		Const Adj.: 0.99989998																
Electric: 3 - Typical		Adj \$ / SQ: 128.972																
Insulation: 2 - Typical		Other Features: 119500																
Int vs Ext: S		Grade Factor: 1.00																
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000																
Heat Type: 3 - Forced H/W		NBHD Mod:																
# Heat Sys: 2	% Heated: 100	LUC Factor: 1.00																
Solar HW: NO		Adj Total: 663557																
% Com Wall		Depreciation: 205703																
		Depreciated Total: 457854																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS								PARCEL ID 164-0-0002-0006.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:				Total Special Features:				Total:								